

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

HEARING RESULTS

Wednesday, July 6, 2016

5:30 P.M.

2nd Floor, Public Assembly Room, City-County Building

200 E. Washington St., Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- May 6, 2015 Regular Meeting
- June 1, 2016 Regular Meeting

III. OLD BUSINESS – NO PUBLIC HEARING

None

IV. NEW BUSINESS

None

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2016-COA-212 (LS) and 2016-ZON-032	233-237 N. EAST STREET (Continued to Aug 3, 2016) CYRUS JAFARI Rezone from SU-1 to CBD2; construct rooftop deck; site improvements; add signage.	CONTINUED
2016-COA-252 (ONS)	1516 N. DELAWARE STREET (Continued to August 3, 2016) FR. MICHAEL WALKER Replace siding with fiber cement, retain fiber cement siding and install fiberglass windows on rear addition.	CONTINUED
2016-COA-256 (CH) AMENDED	917-921 STILLWELL STREET (Continued to August 3, 2016) BRENT MATHER Demolish 10' shed roof addition from the back of the house; build new foundation on lots to the north; relocate primary 24' x 28' structure onto the new foundation; construct new two-story addition to the east side of the primary structure .	CONTINUED

VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)

2015-COA-523 (HMP)	2126 N. ALABAMA STREET J. SEBASTIAN & HEATHER SMELKO Build a 22x32 foot covered patio in the north side yard.	APPROVED
2016-COA-194 (HMP) and 2016-VHP-015	2009 N. PENNSYLVANIA STREET CRAIG W. RAPP Build single family house and detached, 2-car garage; Variance of Development Standards to allow construction within the required clear sight triangle.	APPROVED
2016-COA-248 (CAMA) and 2016-ZON-034	1007-1009 N. BROADWAY STREET PATRICIA PERRIN Rezone site from D8/D10 to D8 (includes 1009 N. Broadway Street).	APPROVED

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2015-COA-605 (ONS), 2015-VHP-056 and 2015-ZON-104 Continued from 6/1/16	319 EAST 16th STREET 16 NEW JERSEY, LLC., C/O MICHAEL EATON Construct a mixed-use building; Rezone the site from C4 to MU-2; Variances of Development Standards to allow: <ol style="list-style-type: none">1. Less landscape/screening than required;2. Less east, north and south side transitional yard than required;3. Less setback than required on a thoroughfare (16th St.);4. Taller building height than allowed (35 ft. max. allowed);5. Construction within the required clear sight triangle at the northwest and northeast corners of the property.	APPROVED
2016-COA-191 (MCD) Continued from 6/1/16	107 N. PENNSYLVANIA STREET DIANA BRENNER Replace existing aggregate panels and spandrel glass panels with EIFS (to mimic stone) and green marble panels; Remove existing canopy and install new canopy on Pennsylvania St. façade; Install new blade sign and window sign above entry canopy; Replace wall sconce lights with new ones of similar design.	APPROVED
2016-COA-192 (LS) and 2016-VHP-017 Continued from 6/1/16	428 N. EAST STREET (and CLEVELAND STREET RIGHT-OF-WAY) DAN JACOBS Construction of a mixed use development and for improvements to the Cleveland Street right-of-way; Variance of Development Standards to allow a 6' 6" setback when a 0' or 10' is required.	CONTINUED
2016-COA-193 (ONS) and 2016-VHP-013 Continued from 6/1/16	1534 CENTRAL AVENUE MILHAUS PROPERTIES, LLC. (Continued on next page)	APPROVED

(Continued from previous page)

Build multifamily development with garages;

Variances of Development Standards of the D8 Zoning Ordinance for:

1. Less front yard setback from a primary thoroughfare than required at 16th Street and Central Ave (25 feet required);
2. Construction within the required clear sight triangle at the northwest corner and northeast of the project site;
3. Less street frontage than required on Central Ave (20 feet required per parcel);
4. Exceed the maximum floor area ratio (.60 maximum allowed);
5. Less open space than required (55% required).

VIII. APPLICATIONS TO BE HEARD – NEW

2015-COA-344A (CAMA) AMENDED	501 N. NEW JERSEY STREET DESMA BELSAAS Amend previously approved plans for mixed use building.	APPROVED
2015-COA-427 (WD) AMENDED	230 N. MERIDIAN STREET INDY DOWNTOWN LODGING ASSOCIATES LLC, BY MARY E. SOLADA Amend previously approved plans for construction of hotel.	APPROVED
2016-COA-207 (HMP) 2016-VHP-016	1701 N. NEW JERSEY STREET GILIA CHAZAN Construct garage addition and for Variance of Development Standards of the D8 zoning ordinance to allow less open space than required.	CONTINUED
2016-COA-229 (HMP)	1906 N. ALABAMA STREET TYLER E. MURRAY & TREVOR DEAN YAGER Add second-story to garage for living unit and build deck.	CONTINUED
2016-COA-250 (HMP)	2035 N. DELAWARE STREET JOSH HELDMAN Build single-family house and detached 2-car garage.	APPROVED
2016-COA-251 (LS)	331 N. PARK AVENUE JON D. KIMBERLY D. HENDREN Build rear addition and renovate exterior of house.	CONTINUED
2016-COA-255 (SJ)	1040 N. DELAWARE STREET PEARL CONSTRUCTION Replace steel windows with new aluminum windows and install vents on north and south elevations.	APPROVED

IX. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL

None

X. PRELIMINARY REVIEW

2016-COA-253 (HMP) 1836-1860 CENTRAL AVENUE
INEO, LLC

REVIEWED

Demolition of the existing structures on the site (three buildings);
Construction of multifamily development.
Rezoning of site to D8.

XI. CLOSING BUSINESS

None

XII. ADJOURNMENT